

City of Alexandria, Virginia

Comprehensive Zoning for Housing and Housing for All Package

December 1, 2022
FY 2023 Planning Commission
Retreat



Comprehensive Zoning for Housing Package Staff Recommendation



In 2023, bring forward for community discussion and City Council action a comprehensive package of zoning reforms to:

- Replace land use policies and regulations that further exclusion with ones that promote equity and inclusion, and address existing vestiges of exclusionary practices
- Materially increase the supply of committed affordable and market rate housing.

Proposed List of Comprehensive Zoning for Housing Initiatives



Housing for All Equity Component

Removal of Restrictive Language

Single Family Zoning & Single-Family Parking Regulations

Bonus Height Text Amendment

Residential Multi-family Zones

Opportunities for Expansion of Transit-Oriented Development

Industrial Zones

Coordinated Development Districts

Barriers to Office to Residential Conversions

Town House Zones

Historic Development Patterns

Housing for All Equity Component: Purpose and Elements



- To identify the impact of past discriminatory housing practices on quality-of-life factors today for populations of color and/or low income.
- To identify how residual effects of past exclusionary housing provisions can be countered in new policies and through equity goals and metrics.
- Housing for All Elements
 - Common Message of Purpose and Intended Goals/Metrics
 - List of historical exclusionary housing policies and practices – federal, state and local
 - Alexandria Equity Emphasis Areas Map showing impacts today that may relate to segregated policies of the past
 - Oral Histories reflecting Alexandria life during Jim Crow
 - African American Historical Communities Interactive Map
 - Restrictive Covenants Interactive Map

Anticipated Timeline FY 2023 – FY 2024



- Quarter 2 (FY 2023):
(Oct - Nov 2022) Preplanning Process and Data Gathering/Analysis Continues
- Quarter 3 (FY 2023):
(Jan - March 2023) Public Launch & Data Gathering/Analysis Continues
- Quarter 4 (FY 2023):
(April – June 2023) Community Engagement – Review of Analysis & Findings
- Quarter 1 (FY 2024):
(July - Aug 2023) Update Analysis and Prepare Recommendations
- Quarter 2 (FY 2024):
(Sept - Oct 2023) Community Engagement
- Quarter 2 (FY 2024):
(Nov-Dec 2023) Schedule Public Hearings

City of Alexandria, Virginia

Questions and Answers

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